

FINAL PLAT MONARCH ESTATES FIRST FILING

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.

OWNER'S APPROVAL AND DEDICATION

Know all men by these presents, that the undersigned U.S. Home Corporation, a Delaware Corporation, being the owner of the land shown in this plat and described as follows:

A parcel of land being part of Lot "B" of Recorded Exemption No. 1313-11-4-RE 204 as recorded May 3, 1976 in Book 765 as Reception Number 1687481 of the records of the Weld County Clerk and Recorder (WCOR) and being part of the Southeast Quarter (SE1/4) of Section Eleven (11), Township Two North (T2N.), Range Sixty-eight West (R68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast Corner of said Section 11 and assuming the East line of said SE1/4 as bearing North 00°06'55" West a distance of 2661.42 feet with all other bearings contained herein relative thereto:

THENCE North 00°06'55" West along said East line a distance of 284.15 feet to the Southeast Corner of said Lot "B". Said point being the TRUE POINT OF BEGINNING:

Thence along the Southerly and a portion of the Westerly line of said Lot B by the following Three (3) courses and distances:

THENCE North 89°35'35" West a distance of 410.44 feet;
THENCE North 25°53'20" West a distance of 188.37 feet;
THENCE North 22°29'15" West a distance of 35.41 feet;
THENCE North 67°30'45" East a distance of 98.48 feet;
THENCE South 66°00'18" East a distance of 82.96 feet;
THENCE North 19°17'55" East a distance of 99.19 feet to a point on a curve. The aforesaid line being radial to said curve;
THENCE along the Arc of a curve which is concave to the Northeast a distance of 149.37 feet, whose Radius is 267.00 feet, whose Delta is 32°03'13", and whose Long Chord bears North 54°40'28" West a distance of 147.43 feet to the Point of Tangency (PT);
THENCE North 38°38'52" West a distance of 635.99 feet to a Point of Curvature (PC);
THENCE along the Arc of a curve which is concave to the Southwest a distance of 123.69 feet; whose Radius is 223.00 feet, whose Delta is 31°46'47", and whose Long Chord bears North 54°32'15" West a distance of 122.11 feet;
THENCE North 19°34'22" East along a line radial to the aforesaid curve a distance of 163.23 feet;
THENCE South 74°45'45" East a distance of 9.87 feet;
THENCE North 36°06'15" East a distance of 117.40 feet to a point on a curve. The aforesaid line being non-tangent to said curve;
THENCE along the Arc of a curve which is concave to the Southwest a distance of 17.31 feet, whose Radius is 313.00 feet, whose Delta is 03°10'08", and whose Long Chord bears South 62°48'20" East a distance of 17.31 feet;
THENCE North 28°46'44" East along a line radial to the aforesaid curve a distance of 154.30 feet;
THENCE North 45°43'39" East a distance of 72.34 feet;
THENCE North 40°10'28" East a distance of 69.14 feet;
THENCE North 60°43'33" West a distance of 43.21 feet;
THENCE North 30°10'28" East a distance of 154.29 feet;
THENCE North 13°10'30" East a distance of 203.11 feet to the North line of the aforesaid Lot "B";
Thence along the Northerly and Easterly line of said Lot B by the following Four (4) courses and distances:
THENCE North 60°02'29" East a distance of 155.40 feet;
THENCE North 40°28'51" East a distance of 191.92 feet;
THENCE North 66°52'18" East a distance of 276.73 feet to the Northeast Corner of said Lot "B";
THENCE South 00°06'55" East a distance of 2116.71 feet to the TRUE POINT OF BEGINNING.

Said described parcel of land contains 27.533 Acres, more or less (±) and is subject to any rights-of-way or other easements as granted or reserved by instruments of record or as now existing on said described parcel of land.

Have laid out, subdivided and platted said land as per drawing hereon contained under the name and style of MONARCH ESTATES FIRST FILING, a subdivision of a part of the Town of Firestone, County of Weld, State of Colorado, and by these presents do hereby dedicate to the Town of Firestone the streets, avenues and Outlot A as shown on the accompanying plat for the public use thereof forever, do further dedicate to the use of the Town of Firestone and all serving public utilities (and other appropriate public entities) those portions of said real property which are so designated as easements as shown.

It is expressly understood and agreed by the undersigned that all expenses and costs involved in constructing and installing sanitary sewer system works and lines, water system works and lines, gas service lines, electrical service works and lines, storm sewers and drains, street lighting, grading landscaping, curbs, gutters, street pavement, sidewalks, and other such utilities and services shall be guaranteed and paid for by the subdivider or arrangements made by the subdivider therefore which are approved by the Town of Firestone, Colorado, and such sums shall not be paid by the Town of Firestone, and that any item so constructed or installed when accepted by the Town of Firestone shall become the sole property of said Town of Firestone, Colorado, except private roadway curbs, gutter and pavement and items owned by municipally franchised utilities, other serving public entities and/or U.S. West Communications, Inc., which when constructed or installed shall remain and/or become the property of such municipally franchised utilities, other servicing public entities, and/or U.S. West Communications, Inc. and shall not become the property of the Town of Firestone, Colorado.

Owner:
U.S. Home Corporation, A Delaware Corporation

By: Jerry B. Richmond

As: Vice President

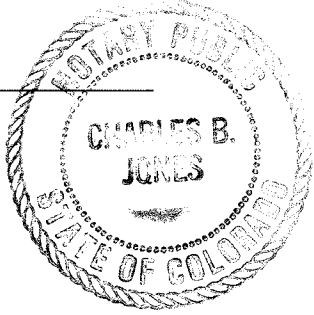
NOTARIAL CERTIFICATE

STATE OF COLORADO
COUNTY OF WELFA } SS

The foregoing instrument was acknowledged before me by JERRY B. RICHMOND on behalf of U.S. Home Corporation, a Delaware corporation, this 11th day of DECEMBER, 2001.

My commission expires Aug. 24, 2003

Notary Public



OUTLOT MAINTENANCE NOTE

The Monarch Estates Homeowners Association shall be responsible for the maintenance of all of the Outlots within this subdivision.

OUTLOT OWNERSHIP NOTE

Outlots B, C, D, E, F, and G as shown on the accompanying plat shall be owned by the Monarch Estates Homeowners Association, and the subdivider shall record and deliver to the Association a deed for these Outlots at the time of recording of this plat.

SURVEYOR'S STATEMENT

I, Charles B. Jones, a Colorado Registered Professional Land Surveyor, do hereby state to:

U.S. Home Corporation, A Subsidiary Of The Delaware Corporation
6000 Greenwood Plaza Boulevard
Greenwood Village, CO 80111

that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information, belief, and in my professional opinion.

Charles B. Jones

Colorado Registered Professional Land Surveyor

Land Surveyor #20098

TOWN APPROVAL

This is to certify that the Plat of MONARCH ESTATES, FIRST FILING was approved on this

11 day of October, 2001, and that the Mayor of the Town of Firestone on behalf of the Town of Firestone, hereby acknowledges said Plat upon which this certificate is endorsed for all purposes indicated thereon.

Mayor

ATTEST: Cheri Andersen

Town Clerk



LOT ACCESS NOTE

The following lots are not allowed access onto Birch Street (Weld County Road #11):

In Block 1, Lots One, Three and Four
In Block 2, Lots One, Fifteen, Sixteen, Twenty-four, Twenty-five, Twenty-eight, Twenty-nine, and Thirty-nine
In Block 3, Lots One, Two and Three.

Lot One in Block Three is to have access only onto Belmont Street.

TITLE COMMITMENT NOTE

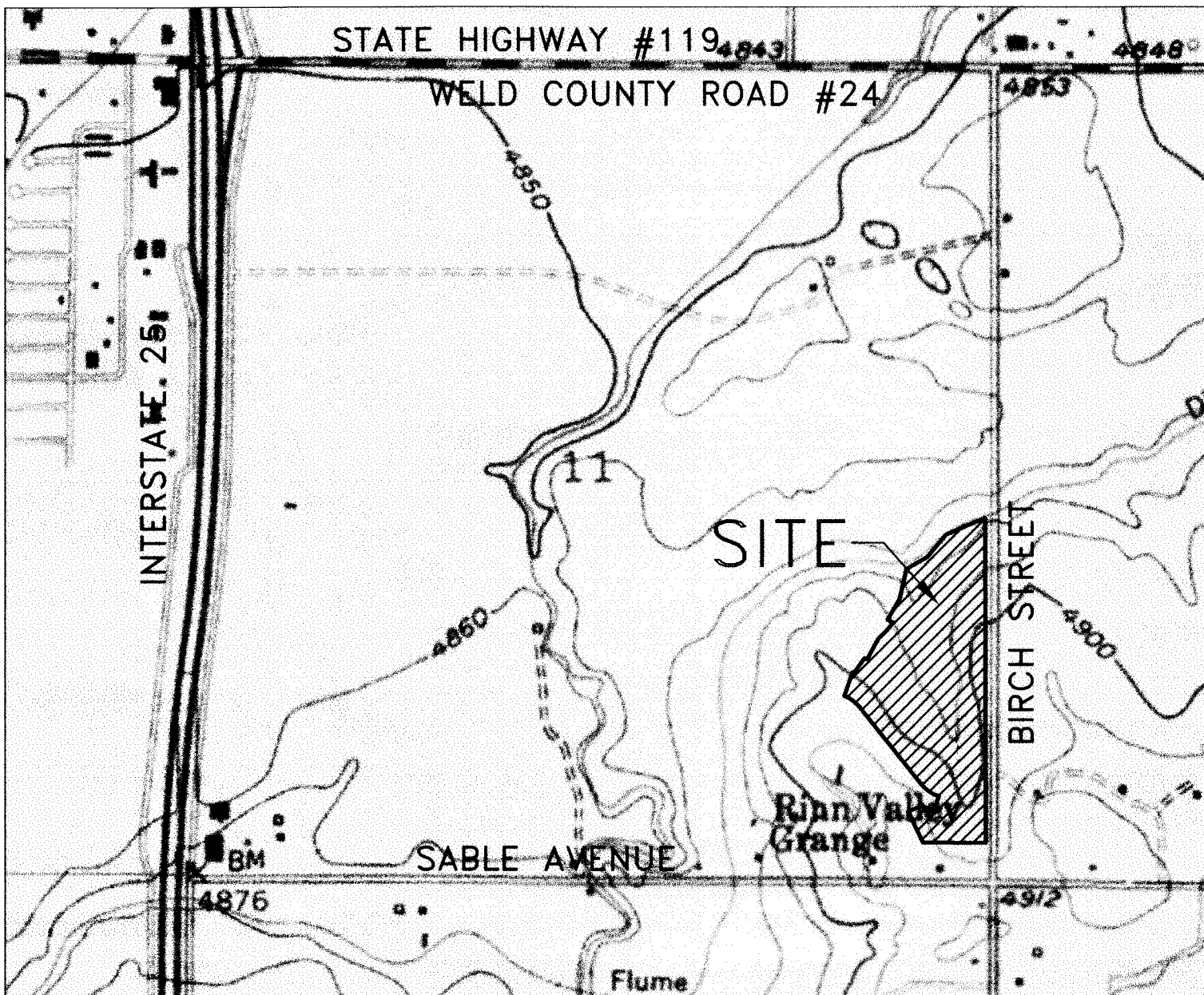
This survey does not constitute a title search by King Surveyors Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors Inc. relied upon Title Commitment Number LR34833B00, dated December 1, 2000 as prepared by First American Heritage Title Company, 1000 Centre Avenue, Fort Collins, CO, 80526 was relied upon to delineate the aforesaid information.

NOTE

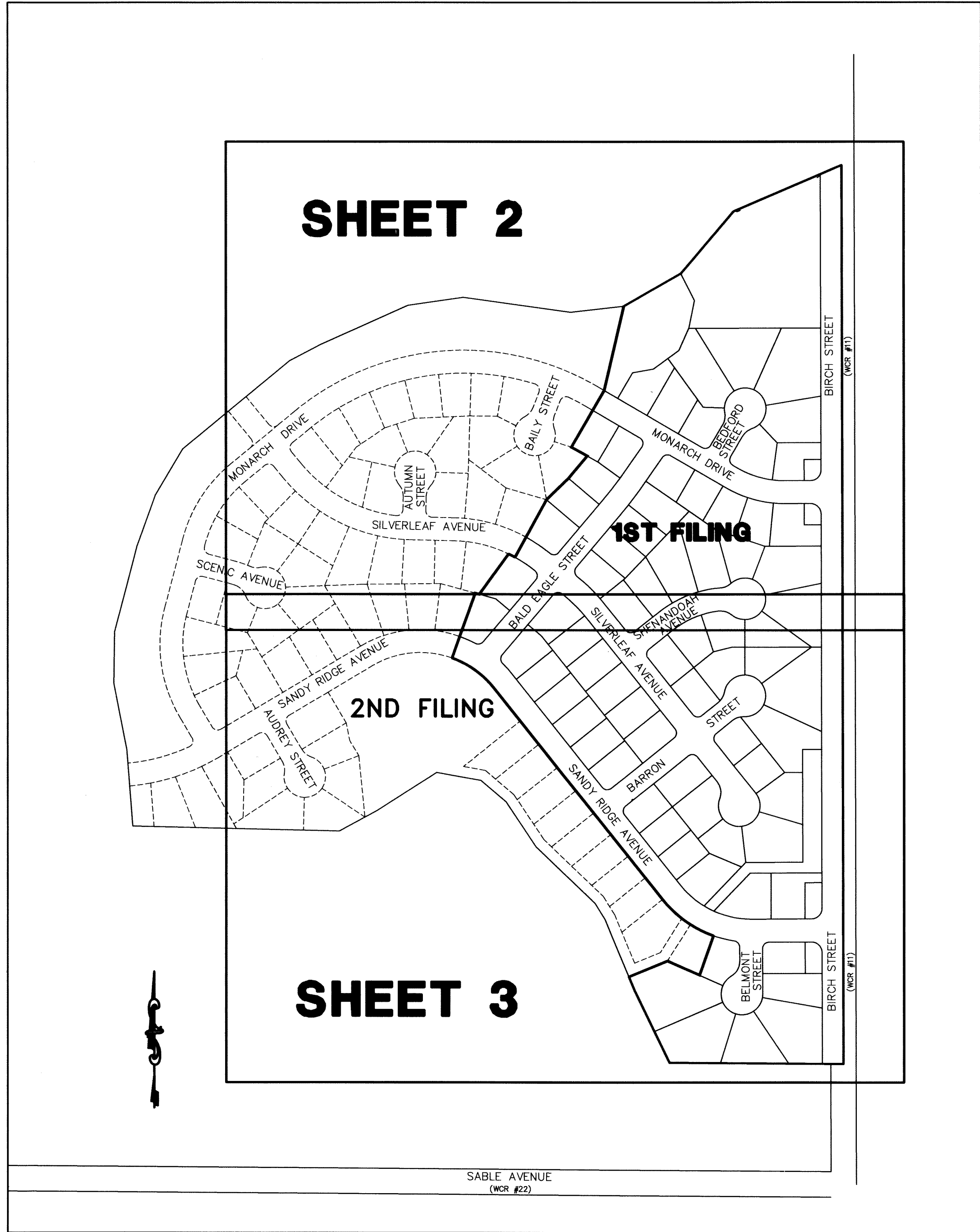
According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon. (13-80-105 C.R.S.)

BASIS OF BEARINGS

Considering the East line of the Southeast Quarter of Section 11 Township 2 North, Range 68 West of the 6th P.M. to bear North 00°06'55" West a distance of 2661.42 feet with all bearings contained herein relative thereto.



VICINITY MAP
SCALE: 1"= 1000'±



INDEX MAP
SCALE: 1"= 200'

Owner/Developer: U.S. Home Corporation,
A The Delaware Corporation
6000 Greenwood Plaza Boulevard
Greenwood Village, CO 80111
ph. (303) 779 - 6100

Civil Engineering: Benchmark Of Cheyenne, P.C.
1920 Thomas Ave., Ste #620
Cheyenne, WY 82001
ph. (307) 634 - 9064

Landscaping & Planning: EDWA, Inc.,
240 East Mountain Rd.
Fort Collins, CO 80524
ph. (970) 484 - 6073

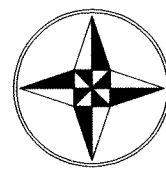
Geotechnical: Terracon
1301 N. Howes St.
Fort Collins, CO 80521
ph. (970) 484 - 0539

Land Surveyors: King Surveyors, Inc.
9239 Eastman Park Dr.
Windsor, CO 80550
ph. (970) 686 - 5011

Firestone Information Block	
Name of Submittal:	Monarch Estates
Type of Submittal:	Final Plat
Filing Number:	1
Phase Number:	
Sheet Title:	Monarch Estates First Filing
Preparation Date:	3/2000
Revision Date:	7/3/01
Revision Date:	8/20/01
Revision Date:	10/17/01
Revision Date:	10/24/01
Revision Date:	12/3/01
Sheet 1 of 3	

DATE:	3/2000
FILE NAME:	99132SUB1ST
SCALE:	1" = 50'
DRAWN BY:	CBJ
CHECKED BY:	KLW

KING SURVEYORS INC.
9299 EASTMAN PARK DRIVE • WINDSOR, CO 80550
PHONE: (970) 686-5011 • FAX: (970) 686-5821 • WWW.KINGSURVEYORS.COM



DATE:	7/3/01
REVISIONS:	RED-LINE COMMENTS FROM TOWN
	REVISED BLOCKS 2 & 3
	REMOVED TEMPORARY EASEMENT
	CHANGED OWNER NAME
	RED-LINES FROM TOWN

MONARCH ESTATES FIRST FILING
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
U.S. HOME CORP. C/O BENCHMARK ENGINEERING
1920 THOMAS AVE., SUITE 620
CHEYENNE, WY 82001

PROJECT #:
99132

1

SHT 1 OF 3

2911121 12/21/2001 01:04P JA Suki Tsukamoto
2 of 3 R 30.00 D 0.00 Weld County CO

UNINCORPORATED
WELD COUNTY
NOT PLATTED

EAST LINE, SE 1/4,
SEC. 11-T.2N.-R.68W.
260.56'

EAST QUARTER CORNER
SEC. 11-T.2N.-R.68W.
FOUND #6 REBAR WITH
2 1/2" ALUMINUM CAP
STAMPED LS7242

CENTERLINE OF
GODDING DITCH

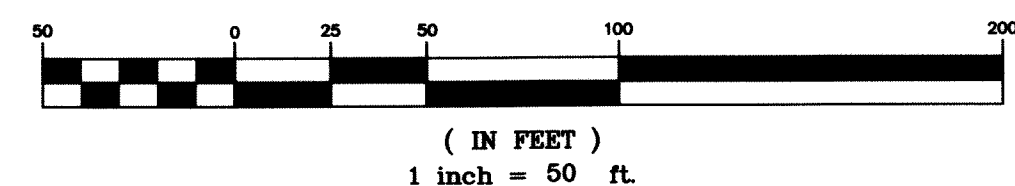
N 66°52'18" E 276.73'
222.41'

OUTLOT A
DEDICATED TO THE TOWN
OF FIRESTONE BY THIS PLAT
87,899 sq.ft.

OUTLOT B
DEDICATED TO THE TOWN
OF FIRESTONE BY THIS PLAT
32,407 sq.ft.

UNINCORPORATED
WELD COUNTY
NOT PLATTED

GRAPHIC SCALE



LEGEND

- FOUND ALIQUOT CORNER
AS DESCRIBED
- SET ALIQUOT CORNER
AS DESCRIBED
- FOUND #5 REBAR WITH ALUMINUM
COLLAR STAMPED LS #2149
DREXEL BARRELL
- SET 24" OF #4 REBAR WITH
YELLOW PLASTIC CAP STAMPED
KSI LS 22098
- CALCULATED POSITION
- UTILITY AND DRAINAGE EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
BY SEPERATE DOCUMENT
- GAS LINE EASEMENT
BY SEPERATE DOCUMENT
- DRAINAGE & SANITARY
SEWER EASEMENT
- EXCLUSIVE TOWN OF FIRESTONE
WATER LINE EASEMENT
- PEDESTRIAN EASEMENT
- DRAINAGE EASEMENT
- NON-RADIAL

Charles B. Jones
Colorado Registered Professional
Land Surveyor #22400 (LAND SURV.)
3/2/3

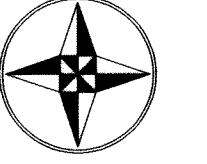
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Phase Number:	1
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SHEET 3 OF 3

Sheet 2 of 3

DATE:
3/2000
FILE NAME:
99132SUB1ST
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1" = 50'
DRAWN BY:
CBJ
CHECKED BY:
KLW

KING SURVEYORS INC.
9299 EASTMAN PARK DRIVE • WINDSOR, CO 80550
PHONE: (970) 686-5011 • FAX: (970) 686-5821 • WWW.KINGSURVEYORS.COM



REVISIONS:	DATE:
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REVISED BLOCKS 2 & 3	8/20/01
REMOVED TEMPORARY EASEMENT	10/17/01
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U.S. HOME CORP. C/O BENCHMARK ENGINEERING
1920 THOMAS AVE., SUITE 620
CHEYENNE, WY 82001

PROJECT #:
99132

2

SHT 2 OF 3

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Sheet 3 of 3